



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 2, 2011

**Council District** 2

**Zoning Commission Recommendation:**  
Approved by a vote of 7-0  
  
**Opposition:** None

Continued Yes \_\_\_ No X  
Case Manager Beth Knight  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Industrial Developments International

**Site Location:** 12850 Three Wide Drive Mapsco: 642R

**Proposed Use:** Heavy Manufacturing Facility

**Request:** From: "I" Light Industrial  
To: "K" Heavy Industrial

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The property owner develops, owns, and manages industrial properties in areas with intermodal traffic. The rezoning request lies in the northeast quadrant of SH 114 and FM 156, as well as having access to a railroad along its western edge. The subject site of ZC-11-051 was developed as a speculative warehouse prior to its annexation into the City of Fort Worth on November 17, 2009.

This site and the parcel immediately to its north are proposed to be developed as a train engine manufacturing facility. The development of this large manufacturing facility is receiving economic development incentives and is anticipated to bring a large number of jobs and other economic benefits to this region.

**Site Information:**

Owner/Applicant: Industrial Developments International  
5420 LBJ Freeway, Suite 1275  
Dallas, Texas 75040  
Agent: Goodwin and Marshall/Edward Eckart  
Acreage: 32.27 ac.  
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:  
North Unzoned / Agricultural use  
East Unzoned and I / One single family and vacant land  
South I / Vacant land  
West Unzoned / Vacant land and railroad track

**Public Notification:**

The following Neighborhood Associations were notified:

Harriet Creek Ranch  
North Fort Worth Alliance

Harriet Creek Code Blue  
Northwest ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-09-130, Council-initiated with annexation, from unzoned to I, approved.

Platting History: PP-07-020, Speedway Distribution Center; FP-08-018, Speedway Distribution Center

**Transportation/Access**

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Three Wide Drive	2 lanes undivided	none – commercial street	none

Other factors to access: SH 114 is approximately ¼ south of this site; FM 156 is approximately ½ away; and a railroad track lies along the western edge of the property.

**Development Impact Analysis:**

1. **Land Use Compatibility**

The site at 12850 Three Wide Drive is currently the site of a vacant warehouse with over 600,000 square feet. In late 2009, the site was annexed and zoned to “I” Light Industrial, based on the industrial use. In May of this year, GE Transportation announced plans to build train engines for the Burlington Northern Santa Fe railroad company at this site, as well as expanding onto the area to the north.

To the north and east, agricultural and small single family residences are found. Approximately ½-mile to the east lies Texas Motor Speedway, which hosts large events with intensive traffic and noise impacts to the surrounding area. Vacant industrial land is found between the subject site and SH 114 to the south. West of this site is a railroad, FM 156, and vacant unincorporated land.

Based on the existing industrial use developed on the site, the significant environmental impacts of Texas Motor Speedway, and access to both highways and a railroad, “K” Heavy Industrial zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as light industrial, which is inconsistent with heavy industrial zoning. However, the proposed K zoning is consistent with the following Texas Motor Speedway Plan and Comprehensive Plan policies:

- Support annexation of area #66, a 510-acre enclave, planned for annexation by the City of Fort Worth in 2009, and approve zoning that facilitates appropriate non-residential and uses on the property. (TMS Plan, ch. 5)
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate location. (pg. 38)
- Encourage new development in character with the surrounding neighborhood scale, architecture, and platting pattern of the surrounding neighborhood. (pg. 39)

Based on lack of conformance with the future land use map, the proposed zoning **is not consistent** with the Comprehensive Plan.

**Attachments:**

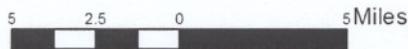
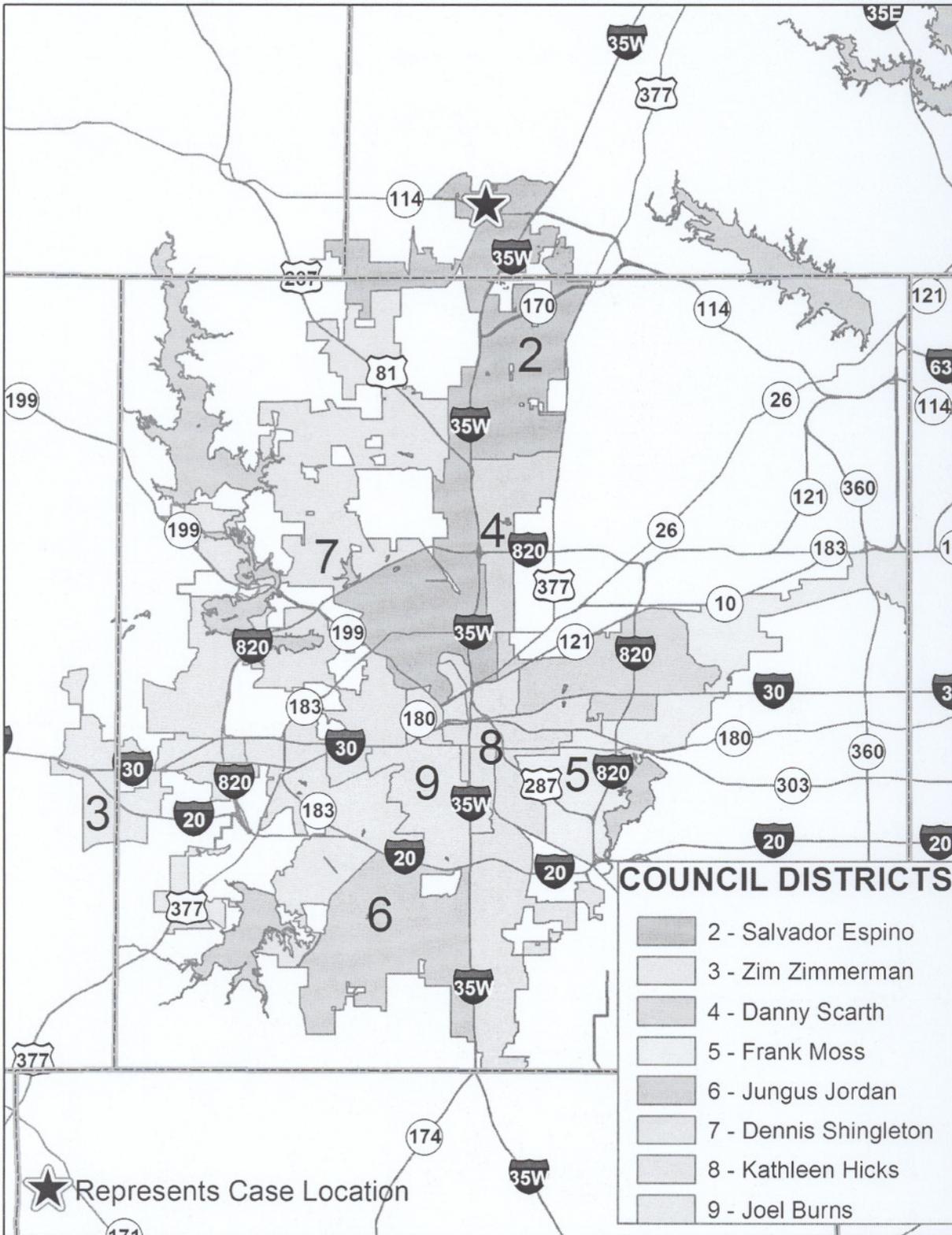
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

# FORT WORTH



ZC-11-051

## Location Map



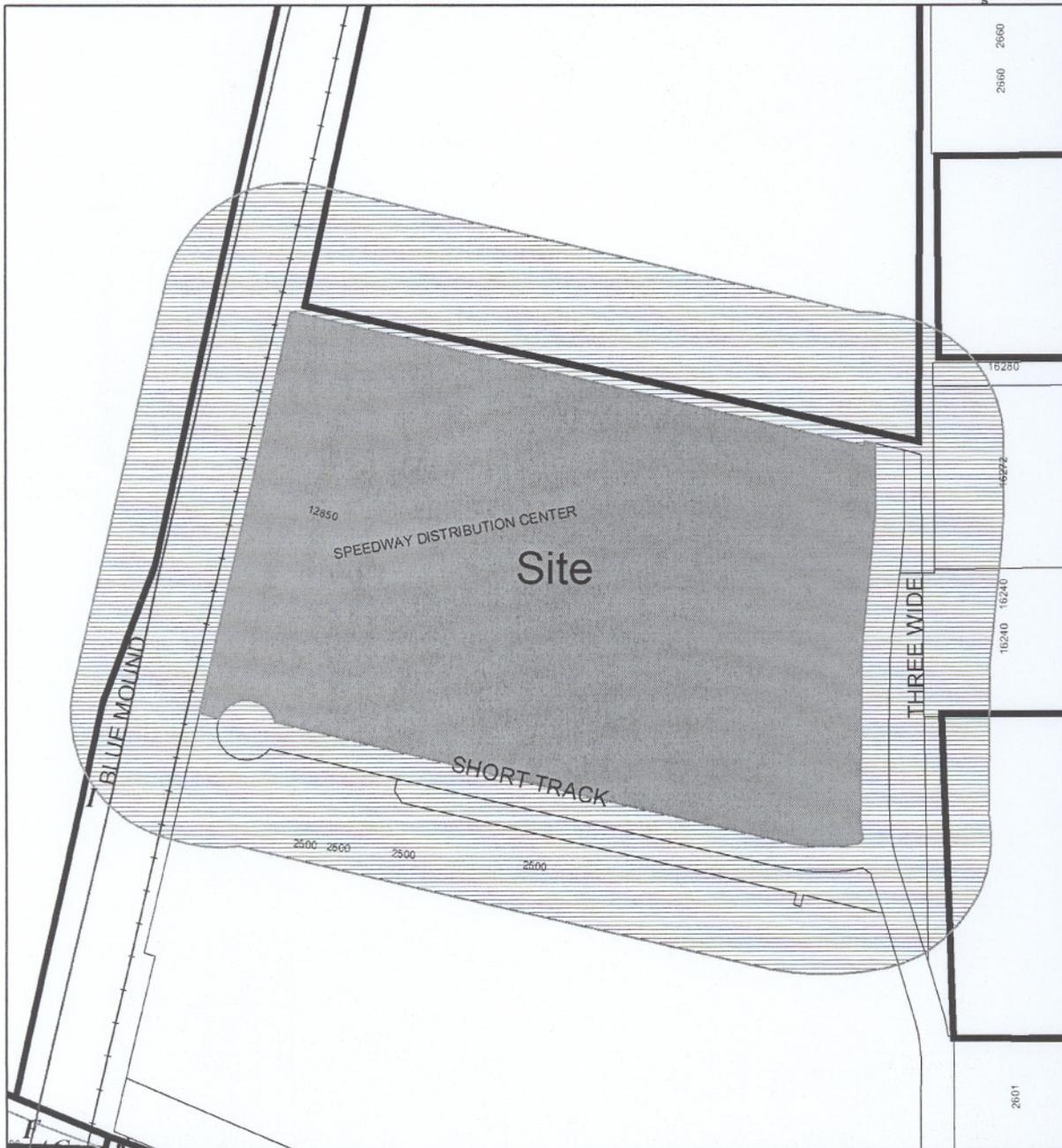


ZC-11-051

## Area Zoning Map

Applicant: Industrial Developments International  
Address: 12850 Three Wide Drive  
Zoning From: I  
Zoning To: K  
Acres: 32.27  
Mapsc0: 642R  
Sector/District: Far North  
Commission Date: 07/13/2011  
Contact: 817-392-8190

 300 Ft. Buffer



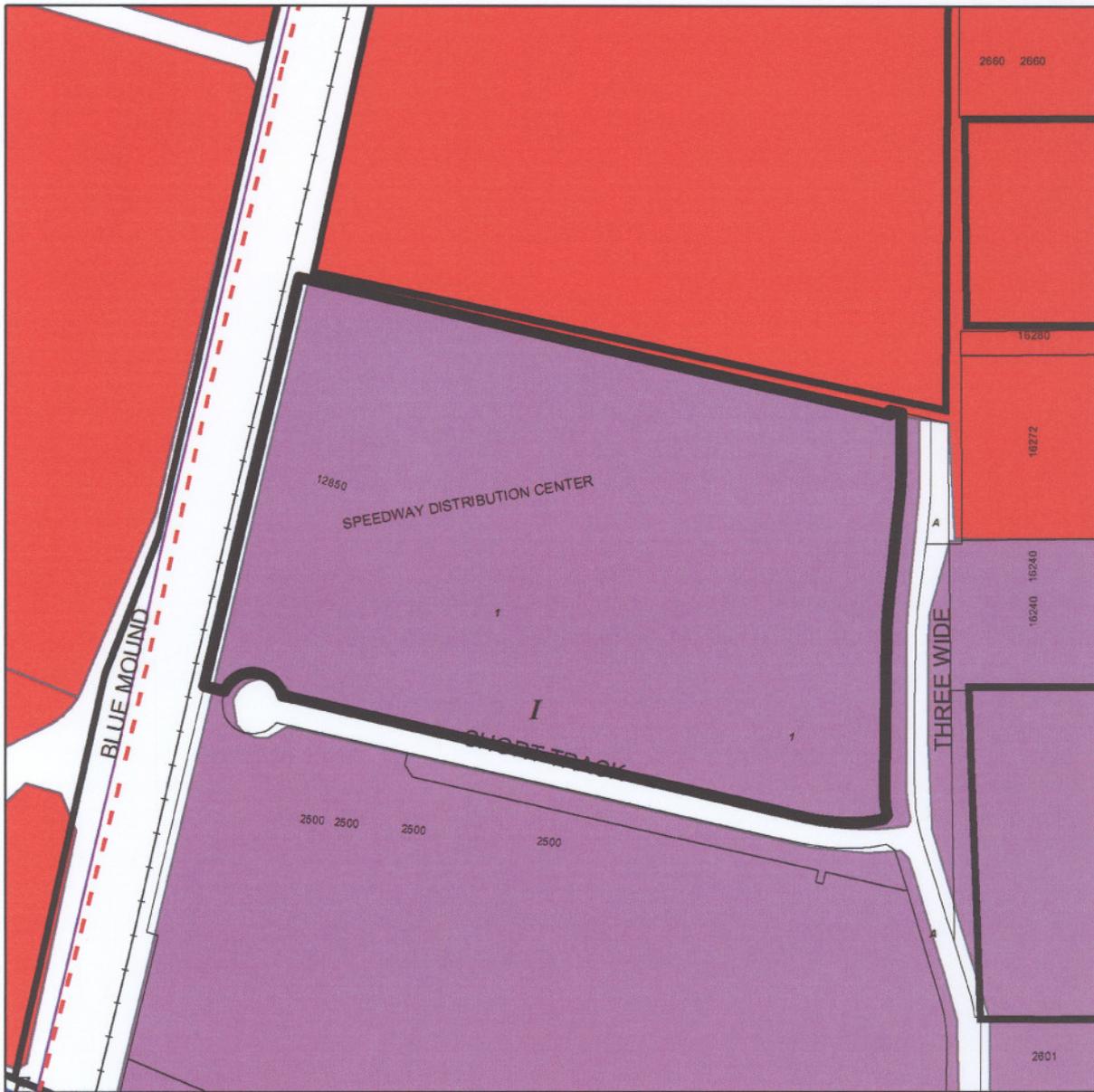
200 100 0 200 Feet

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## Future Land Use

ZC-11-051



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

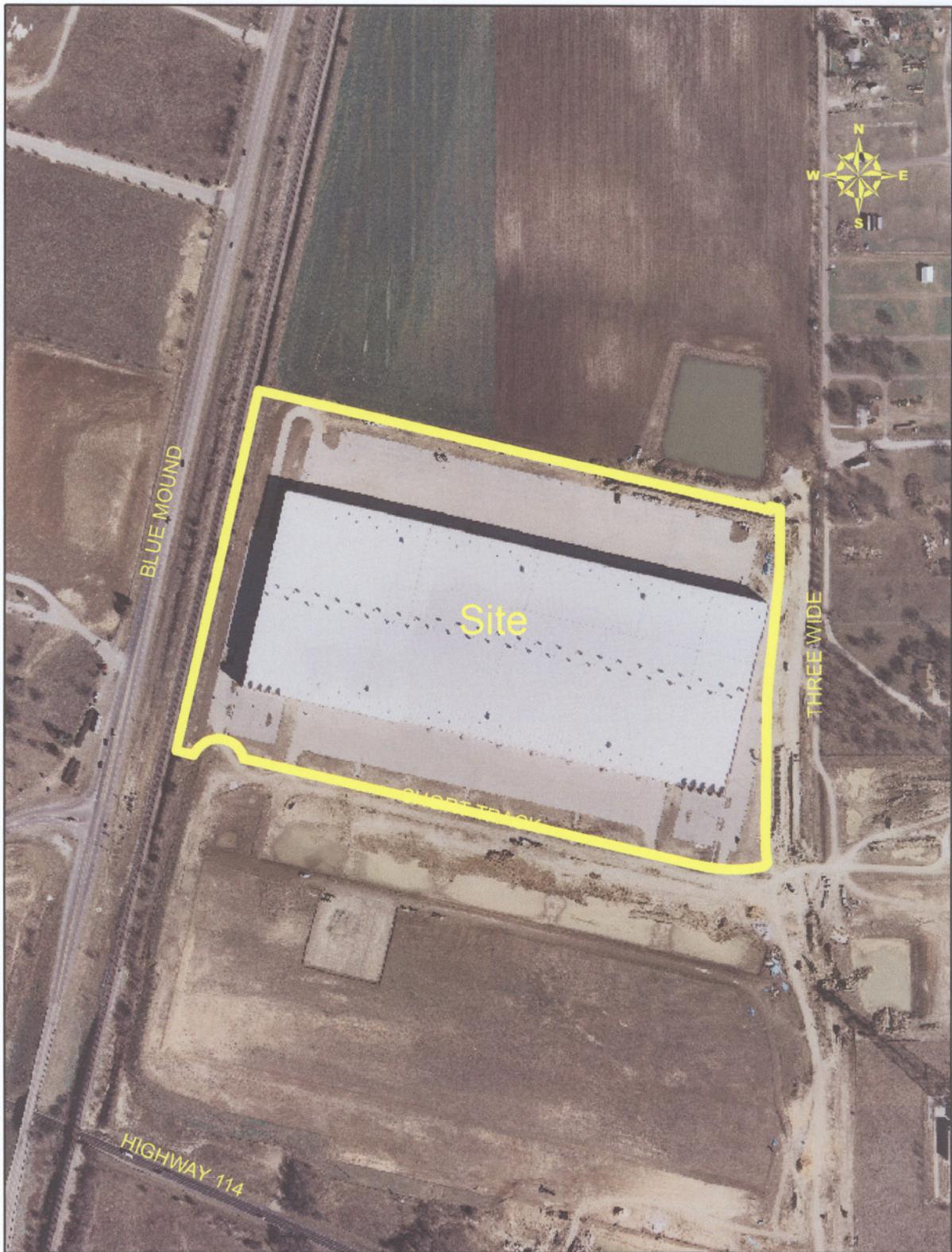
- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011.



## Aerial Photo Map



Mr. Genua asked about senior living mentioned in the staff report. Ms. O'Quinn said the property owner is seeking older residents, however; it may end up being a mix of tenants.

Teresa Pilot, 3236 Hunter Park Circle, Fort Worth, Texas representing the property management group for Hunter Apartments mentioned the submarket occupancy being at 80% and will further decrease with new multifamily. There is too much competition in the area.

In rebuttal Ms. O'Quinn mentioned the Comprehensive Plan and it being based on current zoning. She also mentioned townhomes are not a market in this area.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 7-0.

**6. ZC-11-051 Industrial Development International (CD 2)- 12850 Three Wide Drive (Speedway Distribution Center, Block 1, Lot 2, 32.27 Acres): from "I" Light Industrial to "K" Heavy Industrial**

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing Industrial Development International explained to the Commissioners this is the future site of the GE plant for the assembly of locomotives. They are requesting K zoning based on the uses of the plant.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

**7. ZC-11-052 Mitchell, Mitchell, and Mitchell Partners, LTD (CD 2)- 12700 Block of Private Road (Jeremiah Ivy Survey, Abstract 649, 38.22 Acres): from Unzoned and "FR" General Commercial Restricted to "K" Heavy Industrial**

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing the property owner, explained to the Commissioners the request to rezone the property is adjacent to the previous case and will be utilized by the plant.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

**8. ZC-11-053 City of Fort Worth Police Department (CD 5)- 1591 Greenbelt Road (Portion of Block 2, Village Creek Plant Addition, 74.19 Acres): from "AG" Agriculture and "O-1" Floodplain to "PD/SU" Planned Development/Specific Use for wastewater treatment and Police firing range; site plan waiver recommended**

Officer Dennis Alise, Fort Worth PD SWAT Team, Fort Worth, Texas explained the presentation to the Commissioners. Mr. Alise mentioned they used to be at the Fort Worth Nature Center and need to relocate. They have been working with the Water Department on this